

DSROA Board of Directors Meeting Minutes

August 10, 2024

Meeting held in person, and via Zoom

Meeting beginning 10:00 am

1. Welcome: Brent Fullmer, Board President

a. Prayer: Cody Allred

b. Roll Call:

Brent Fullmer	117
Scott Koller	15
Cade Hoff	83
Larry Clarkson	76
Michael Jordison	67
Bart Battista	94 absent

Cody/Andria Allred	PM
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Ben Collinwood	227
Brian/Cathy Castle	130
Bruce McQueen	101
Bob Becker	4
Joe/Candy Bosze	107
Dan Wirt	28+
Derek Legg	18
Dirk Clayson	116
Gary Clark	144
Joan Smith	269
Jerry Glover	12
Lynette Foster	193
Randy/Karen Frei	13
Kathy Pierce	23/24
Kristina Deeter	218
Jeff/Tina Collins	121
Mike McNichols	270
Sally Miller	87
Vance Green	156

2. July Meeting Minutes: Scott Koller- There was a couple of correction that need to be made from the ones I sent out to the Board. Since all of the board hasn't been able to see the corrections. The Board will Ok them via e-mail after they have been reviewed, then posted.
3. Treasurer Report: Michael Jordison- Not much to report, everything seems to be going fine on budget or below budget in most areas. I did research the percentage at the bottom. And it

looks like it's a bug within their software. They're taking the percentage and times in it by 100. So it's a bug within their software.

4. PM Report: Cody Allred-DSROA: I'm just kind of getting settled in, and you tell us I've kind of been able to meet most of you guys a little bit, one on one and it's been fairly productive week. So I wanted to I mean, essentially, I've just kind of kept notes of what I've been doing day to day, and some of the things that are on my list of the things to do. Anyhow, I'll just go over that. Monday went over cabin turnovers and laundry. All that kind of stuff with Christine as she came down, and kind of just helped me get set up with the laundry room here. We went up to cabin 10 and cleaned cabin 10 just went through that just to kind of give me an idea of the things that are needing to be done. And so that was Monday. Just kind of going over that stuff with Christina. Tuesday. Brent and I went over the water. Well, the pump, some of the water system stuff down here on this end, and for these lower cabins as well. Wednesday we did power the generator stuff for the pump and filled up the 40,000 tank, We ran pump on that day to fill up the tanks. and went over that upper tank up there. let's see, on Wednesday, I filled up the Gmc. With gas, It doesn't seem that the meter on that thing is working so I don't know how much gas I put in there. I was told just to keep a track of the miles on the truck and what I'm putting in. Let's see. Also, just that range, Rover. I was able to. I don't know what was going on with that. It sound like it had some linkage problems and wouldn't shift. I was able to get it started, and it went into reverse and drive just fine. I just moved it over here, for now maybe see if we mess with that a little bit more later. So, Thursday we went over the upper cabins. as far as the the water stuff and just where they the shut offs and all the you know, all the water systems and stuff for the upper cabins. And then I filled the propane tank for cabin 3, I they she just while we were there looking at stuff, said that tank was empty. And there's a couple of other things in there that I'm be doing this next week. the toilet and one of the Sinks needs some attention on it. I'll do that this next week. Friday. I did. The garden cabin just had a hot turn in it, so I just did that on my own, and I think that went pretty well. Laundry all day yesterday, and getting that all turned over. That's nice that this one's right here since it has so many dang beds that it's like easy to go back and forth. So, And then I've just been watering cows daily every day Brent went over that with me Monday, Tuesday, Wednesday, and the last 3 days I just been doing that on my own this morning we did put 10 gallons of Diesel in each of those 2 big trucks. So we've got 20 gallons total Diesel in those, and I think that's about it for this week for me. Now, right now. So I just try to keep a list of things I'm doing, and my wife, she's awesome with helping me get stuff figured out online, and hopefully have a good record of everything that's done and being done and needs to be done. So kind of get things more organized. And this is actually a perfect time of year for a property manager to start because they don't have to be worried about learning how to open the cabins or learning how to close down the cabins. (Cade Hoff) And then one other thing, just to bring up and Cody kind of missed it is. He did get training, and we turned over the reservationist stuff to him as well. So he's starting to do the reservations and handle all that, and has that email as well. So, I think we're getting pretty close to transitioning most of the stuff over to Cody and having him take full responsibility.
5. New Business/Old Business:
 - a. Infrastructure Report: Brent Fullmer- DSROA: Okay, I'm gonna talk about a whole bunch of things under infrastructure that are partially under infrastructure and are partially aren't under infrastructure. We've got several things we're going to

address. Just one thing at a time, and rather than you know, piling up on Cody. And so we've got some minor issues. We have a toilet problem. Up in Cabin 3, and a sink problem in cabin 3. easy, repairs. Actually take a few minutes. We just didn't have the parts and pieces on the ranch which I picked up. And we do have them. So he's anyway, those will be taken care of. And then we did go over all the valves, the shutoffs, and everything else. Most of the time, the water stuff doesn't require a whole bunch of intervention. However. because we did fail. A water test in June, and I wasn't surprised that we failed the water test. But I was surprised when I found out that we got a level 2 assessment coming up this next Friday, which is to my recollection, I'm pretty sure was one of the 1st times we've ever had a level. 2 assessment triggered after just the failure. And then, 2 days later, we passed all the water tests and in my recollection in the past. It's if you fail. The next water test is when it triggers level 2 assessment. But we are on the State's radar and they're coming out. They're coming out Friday. Whatever date that is. I don't know. 16th I guess. Something like that. Yeah. Anyway, they're coming out Friday Cody and I will be the ones sitting in on it. Gotta get a seal fixed, and put a lock on the well out there. Those are couple of things that they will look at

- b. You guys are all familiar with the structural fire special service district thing coming up right? Everybody knows about that? Kane County is putting together service districts that ultimately, the way I read things is they want to eventually have a county wide fire structural fire response system in the State of Utah. The counties are not required to provide fire protection. But so they are going to turn and have this into special service districts. There'll be one for kind for the best friends area, and then there'll be one for Johnson Canyon area, and they've kind of included Deer Springs ranch into this stuff. And what you guys need to know from our perspective from the board's perspective is that the board is, we going to send out a survey and we'll let you guys decide, if the Board needs to respond. As a personal member, I will have my own opinion, which I will sent to the County. We want this to be a member decision. And so we're going to send out the survey and we'll let you guys decide if you think that the Board needs to get involved in this or not get involved in it. Okay, the Board's got to have an opinion on common area and infrastructure that we own as an association. Right? What we want to do is we want to get an idea from the membership. We're not putting out that opinion without engaging with the membership to see how the majority of the members want to vote because of that 2,000 acres, the common ground? That is pretty close to enough acreage to meet one of the criteria and forcing everybody to yield to the decision of the board. So we'll be sending out a survey, letting you guys make a decision as to whether you want the board to get involved in this or not to get involved in it. So there's no actual meeting at this point for the members to participate. So the key item here and we'll need to get the exact date of that. The protests need to be in place. But the key item that the members need to know is, if you are opposed to this, you need to file a protest within the 90 day period, and otherwise it's just going to go ahead and go forward. So they're proceeding forward with this. There's no other type of vote unless it's stopped by protest. So if you're interested in stopping it, you must

file a protest in order to do that. And then like Michael, was mentioning, there are certain criteria that will make it so that a protest to become valid, in which case, then, they have to take things back to the drawing board and come up with solutions. One of those is the amount of acreage being covered in the proposed special service district. So that's where Michael was saying. Our amount of acreage may bump things up and over where it may go so that's why the board wants your input. The other criteria is the number of registered voters, and then the total lot numbers that protest. So from a member perspective. If you're opposed to this, we need to get multiple members in order to protest in order to make that limit of or reach that validity, requirement of the number of protests received within the the Special Improvement district scenario. So just wanted to make that clear that the meeting has already occurred. There's no meeting, but we do have a deadline in order to get protests out, and we'll make those protest forms available again. The board at this point doesn't, isn't making a recommendation one way or another, but wanted to keep you guys informed and educated. So you guys can make that decision. Yeah, they are having a not formal meeting in town. On the 14th I posted the stuff on Facebook people who are all other people who are opposed are holding a meeting in town on the 14th sometime in the afternoon. I think it was so. They're trying to organize a global response to the whole thing. So there is a meeting. But it's not an official county anything.

- c. Bylaw Committee Report: Cade Hoff- So the one thing we'll re report is because the waiver was approved. That waiver has been updated on the Firefly reservation site. So now, when you sign, you'll be signing the new waiver. We are. We have made updates to the rules and regulations. We still got a couple of grammatical corrections, or whatever before that will be posted. But we should have everything posted in short order, with all of the rules and regulation updates and everything that's been approved. Up to this point again, there's probably still corrections that can be made to the rules and regulations based off of what is currently being done today, but we've tried to align that as well as possible with current processes procedures at the ranch, so we'll get that posted as soon as we get all the finalized approvals from the Board to say everything lines up and matches what was discussed so that should occur shortly. The Bylaws Committee itself will probably not meet again until after the annual meeting, and then kind of decide where we want to proceed with that. So that's kind of where the Bylaws Committee is at this point. (Scott), I have a question on that. Say you sign your annual waiver. You know the 1st of the year, and then you rent a cabin. Do you sign it again, or is that covered? Firefly requires you to sign to make the reservation. So you will sign again every time you make a reservation you are required to make the checkbox that I agree to it. So that's something built within Firefly. I just wanted to have that clarified. Yeah, every reservation. So if you make 5 reservations, you sign up 5 different times in that year, okay.
- d. The Roads: Cade Hoff- So we still have some remaining road budget. I would like to use that, moreover, on Slide Canyon, with the water and stuff and the moisture, it was kind of hard to do it when everything was super dry. But now that things are

getting a little bit wetter, a little bit more moisture. Hopefully, we can do some stuff, so I'll be working with Larry when he gets back to make some plans for the fall. Hopefully to address some items in slide if there's other major problem areas, communicate them to us. We have been made aware of a couple of areas over in Crawford, and stuff that way. So we'll just have to work on those and prioritize those based off of impact and where things are at. But we do have a little bit more budget for this year to hopefully improve roads a little bit, so we'll be looking at some additional projects, and more to come on that other than that. Nothing really to report on roads other than the standard warning or recommendation from Larry to stay off the roads when they're wet and muddy and yucky, and whatever the more we take care of the roads. The longer they'll last and the better off we'll be. So. If you can't get around, don't force yourself around. Stay off the roads if you can, in bad weather. that's all I've got. Oh, so from a budgetary perspective, where are you sitting? Because we know we use some of your budget on some infrastructure, Yeah. So based on what I'm seeing right now, I think we still have anywhere from 5 to \$10,000 left that we can safely use so we've got a little bit that we can work with.

- e. Agriculture: Scott Koller- The County has been out and around the Ranch spraying mostly Scottish Thistle along the roads. They will come and spay very evasive, Scottish Thistle usually has a White flower, but can be other colors. One of the ways to know is that Scottish thistle is that it has a very big thick stock, compared to Canadian Thistle, which usually has a purple flower, and the stocks are quite thin. The county doesn't consider Canadian Thistle as evasive, so we need to take care of that as lot owners. I haven't been out to check on fences. I know that cattle are getting into the Johnny Brown area, but I haven't checked the fences to see what needs to be fixed. The question was asked, they see dead trees along where we mowed and spayed rabbit brush. And wanted to know if that was from being sprayed from when we mowed and sprayed. The answer is yes. The over spray from when we were mowing and spraying got on some of the trees. They will need to be cut down and cleaned up. Hopefully to be used for firewood.
- f. Water: Bart is not here, So Brent will talk about the water-
 - a. Alright. Well, we've got one connection done Gary Clarks, We still need to get it inspected officially by the building department and or health department. I'm not sure exactly how that's gonna end up working. We've got all the parts and pieces in place to work on our next one, which is gonna be Lot, 46, which is Marcos. The parts are in Kanab, when we get them It's not a difficult procedure to put everything together. Marcos is the next one. But before we move on to the other 2, we are going to get pressure measurement at where their meter is. We might not have to do the all the infrastructure stuff if we can get 20 psi at the meter location. Then we're going to be okay.
 - b. Johnny Brown water system: Now, you've gotten your emails. I got an email from Barry about information that he needed from you the water right just for the record. The water right that Bart sent in has been approved for agriculture for .25 irrigation point .25 for each lot for 25 lots. Okay. So now, Barry is going to transfer the water. (Kathy Pierce) My understanding. There was still a question on if they were going to

do that, or they wanted a consensus with the Board to move forward, and I was wondering on that, because I told all the members that we were going to move forward. We're still waiting to get how titles to take place, and I've reached out to all the members, and they're going to send that to the board and to Barry and myself. So I've got record for our Ilc. And we're just waiting to hear if the board's still moving forward. (Brent Fullmer)(Cade Hoff) Well, we're moving. We're moving as fast as we get information, you know. So as soon as we get that stuff, you know, we're leaning on Barry to make sure, I mean, and I read his email very carefully. You know. And he said, Look, he wants to do this properly, and doesn't want to make any mistakes. He doesn't want to have to go back and revisit this thing. And so we're depending upon you guys to get the information to him, and then Barry to get the information back to us, and then the transfer can go ahead.

6. A Brief Report of each area of responsibility:

Cade Hoff- Nothing more.

Larry Clarkson- I'm starting to get the requests from the Deer hunters, so I'm fielding that information and getting the lean waiver information that we provide. And also there's a lean waiver that the State requires. But nothing specific. That's just kind of the starting the process, because later this month the archery hunt will begin. Once I have the actual names of those that are allowed, I will send that to the board and to Cody, so he's aware, and should people be seen out and about, we will know who's supposed to be there, and who's not.

Brent Fullmer- has moved about 80 yards of dirt that was piled up on the road coming into Headquarters.

Michael Jordison- As soon as the stuff is ready for the website, I'll get it uploaded. And I did notice the other day when I was on there, there's a few things that needs to come down. So, I'll get that cleaned up sometime this week.

Scott Koller- Nothing more.

Danielle Clarkson- I'm working on holding all the printouts for the ballots, and printing the ballots and embossing the ballots that will all go out before the 14th so that everyone can get them.

Okay? And then you have the zoom meet. The meet the candidates thing is on Wednesday at 7:00 pm.

7. The next meeting will be the Annual Meeting, it will be held at Ranch Headquarters, and via Zoom. It will be September 14, 2024.

8. Scott Koller made the Motion to Adjourn, Michael Jordison 2nd the motion. The voting was unanimous. Time 11:04 am


Scott Koller (Oct 1, 2024 07:12 MDT)

Submitted by Scott Koller, Secretary, September 14, 2024

Cc: Danielle Clarkson, all board members.






DSROA Board Meeting Minutes 8-10-24

Final Audit Report

2024-10-01

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